



GROUND FLOOR RETAIL FOR LEASE

UNCOMMON FLAGSTAFF

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UNCOMMON FLAGSTAFF

SWC Historic Route 66 & Milton Rd | Flagstaff, AZ



LOCATION DESCRIPTION

SWC Historic Route 66 & Milton Road - Flagstaff

PROPERTY HIGHLIGHTS

- Ground Level Retail/Restaurant Spaces Available in new Flagstaff Student Housing Development.
- Uncommon Flagstaff – 6 Story, 588 Bed Student Housing Development Scheduled to open in 2021.
- Steps away from Northern Arizona University (approximately 20,000 Students)

AREA COTENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,726 - 2,299 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1	Available	2,192 SF	NNN	CALL FOR PRICING
2	Available	1,726 SF	NNN	CALL FOR PRICING
3	Available	2,299 SF	NNN	CALL FOR PRICING

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	20,801	53,211	73,302
Total Population in 5 years	21,628	55,974	76,889
Annual Growth Rate	0.78%	1.02%	0.96%
Median Age	22.5	25.2	27.9
INCOME SUMMARY			
Median Household Income	\$41,719	\$56,169	\$61,409
Average Household Income	\$57,911	\$79,823	\$86,502
BUSINESS SUMMARY			
Total Businesses	1,139	2,289	3,080
Total Employees	15,860	31,494	40,624
Daytime Population	28,081	60,194	79,2440
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	10.1%	10.0%	9.6%
Bachelor's Degree	23.9%	28.2%	28.6%
Graduate / Professional Degree	12.3%	18.7%	20.2%
Percent of Population with Degrees	46.3%	56.9%	58.4%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	8,580	24,510	34,681
White Collar	59.2%	63.0%	64.1%
Service Industry	29.8%	23.7%	21.9%
Blue Collar	11.0%	13.3%	14.0%
HOUSEHOLD SUMMARY			
Households	5,368	17,462	25,117
Average Household Size	2.07	2.44	2.49
Average Family Size	2.75	3.06	3.05
Median Home Value	\$277,226	\$339,371	\$342,496

* 2020 Demographic data derived from ESRI

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